Middle Green, Higham, IP28 6NY

CHEFFINS

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Higham,
IP28 6NY

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Guide Price £700,000

- Individual Detached House
- 4 Bedrooms – 1 Ensuite
- Large Family Bathroom
- Kitchen with open plan Snug/Family Room
- Fantastic Large Garden Overlooking Fields
- In and Out Driveway
- Double Garage

A detached 4 bedroom home located in the highly sought after and picturesque village of Higham. The property offers approximately 1,700 sq ft of well presented accommodation comprising a well equipped open plan kitchen with a beautiful snug/family area overlooking the garden, 2 further reception rooms, a utility room, a primary bedroom with an ensuite and a large family bathroom. Outside benefits from a fantastic large garden backing onto open fields, an 'in and out' driveway and a double garage. Viewing Essential.

LOCATION

HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

ENTRANCE HALL
with a double glazed entrance door, solid wood flooring, under stairs cupboard, stairs leading up to the first floor, radiator.

CLOAKROOM
with laminate flooring, low level WC, pedestal wash hand basin, radiator, double glazed window to the front aspect.

DINING ROOM
with solid wood flooring, radiator, double glazed window to the front aspect.

LIVING ROOM
A dual aspect room with double glazed windows to the front aspect and French doors opening onto the rear garden, open fireplace with brick hearth and wooden surround, 2 radiators.

KITCHEN
An open plan room with the snug/family area, comprising a range of matching wall and base units with solid wood work surfaces, 1.5 bowl ceramic sink, integrated fridge, space and plumbing for appliances, tiled flooring, tiled splashbacks.

SNUG/FAMILY AREA
with double glazed French doors opening onto the rear garden, double glazed windows to the side aspect, 2 radiators, solid wood flooring.

REAR HALL
with a storage cupboard, tiled flooring, double glazed door to the side aspect.

UTILITY ROOM
with a range of matching wall and base units with work surfaces over, 1.5 bowl stainless steel sink, tiled splashbacks, space and plumbing for appliances, large storage cupboard housing the oil fired boiler, double glazed window to the rear aspect.

FIRST FLOOR

GALLERIED LANDING
with a radiator, airing cupboard housing the water cylinder, loft access, double glazed window to the front aspect.

PRIMARY BEDROOM
A beautiful room with a double glazed window to the rear aspect overlooking the fields, two sets of built-in wardrobes, radiator.

ENSUITE SHOWER ROOM
A refitted suite comprising a low level WC, vanity wash hand basin, large shower with tiled splashbacks, chrome heated towel rail, double glazed window to the rear aspect.

BEDROOM 2
with two sets of built-in wardrobes, radiator, double glazed window to the front aspect.

BEDROOM 3
with a built-in wardrobe, radiator, double glazed window to the front aspect.

BEDROOM 4
with a radiator, built-in cupboard, double glazed window to the rear aspect.

BATHROOM
A refitted 4 piece suite comprising a vanity wash hand basin, low level WC, large side panel bath with shower over, large shower cubicle with tiled splashbacks, two chrome heated towel rails, double glazed window to the rear aspect.

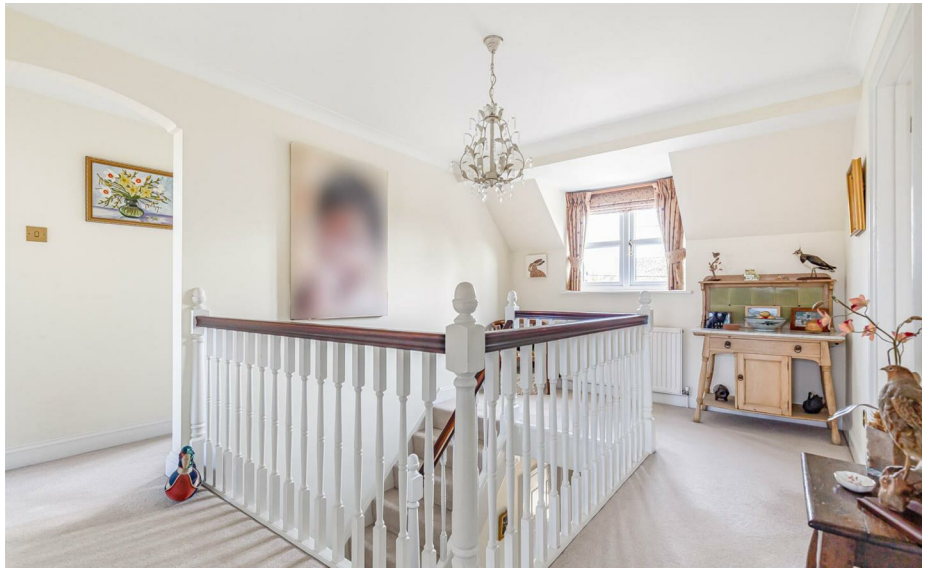
OUTSIDE
To the front of the property is an 'in and out' style gravelled driveway accessed via 5 bar gates on both sides. The driveway provides parking for several vehicles and leads to a further 5 bar gate providing access to the double garage. The remainder of the front is laid to lawn with an array of hedgerow and flower bed borders.

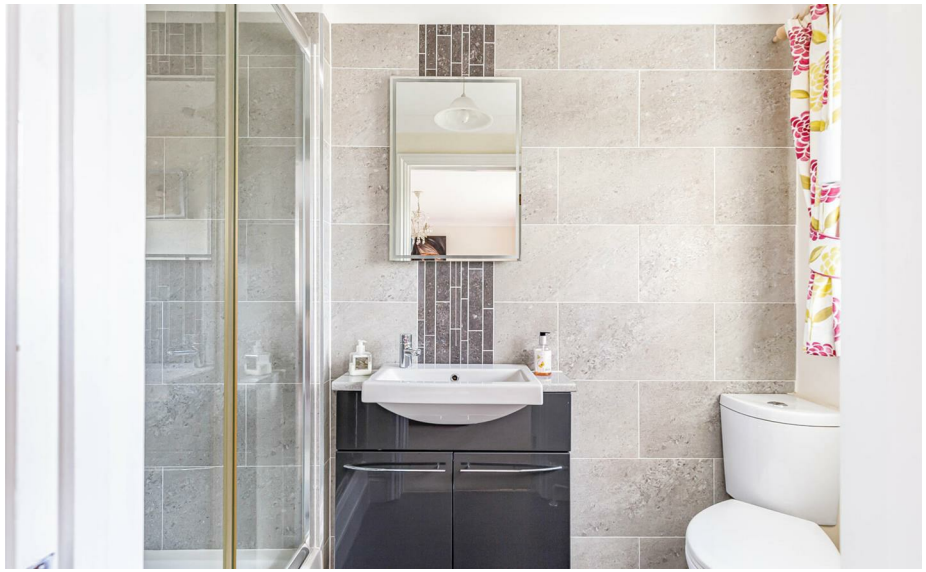
A fantastic sized rear garden backing onto open fields is mainly laid to lawn with an array of flower bed and mature shrub borders. A picket fence divides the garden into two sections with a patio seating area adjoining the property partly covered by a veranda over with gated access to the driveway and a further gate into the remainder of the garden. The oil tank is located at the side of the property.

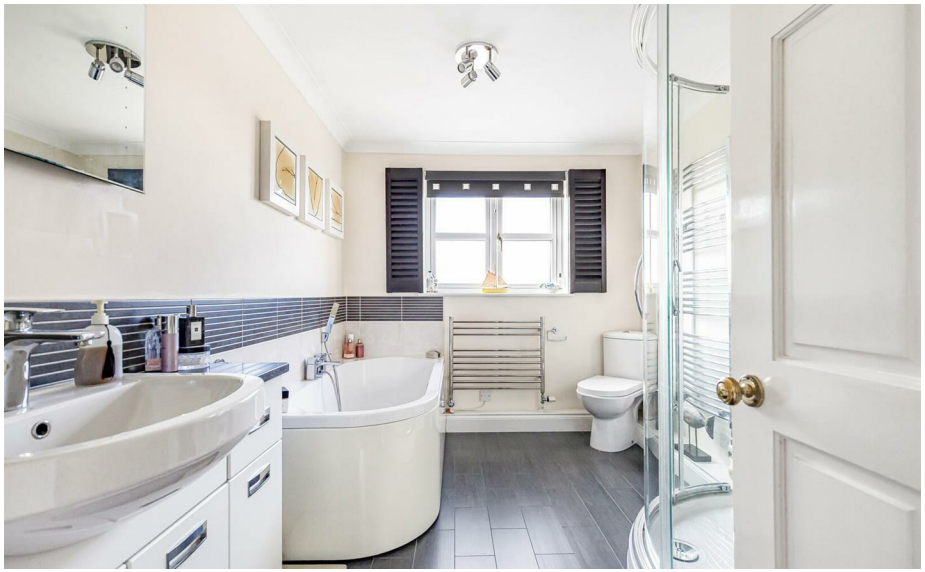
DOUBLE GARAGE
with an electric door to front, side pedestrian door into the garden, glazed window to the rear aspect, power and light, eaves storage.

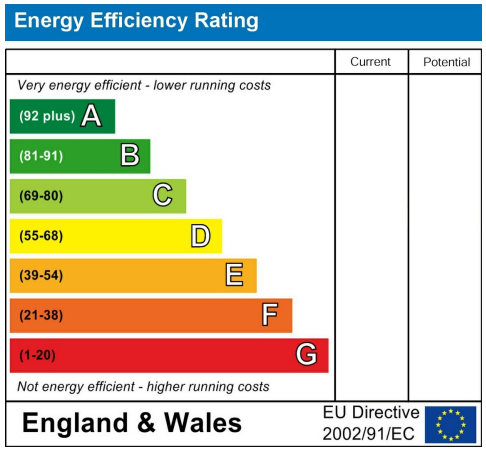
SALES AGENTS NOTES
A private sewage system is shared between other properties on the street and a 6 monthly fee is paid to T D Barclay & Partners for the maintenance and emptying of this. We are advised the current 6 monthly figure payable is £229.12 (due in March and October).

For more information on this property, please refer to the Material Information Brochure on our website.









Guide Price £700,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk

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Approximate Gross Internal Area 1796 sq ft - 167 sq m
(Excluding Garage)

Ground Floor Area 998 sq ft – 93 sq m
First Floor Area 798 sq ft – 74 sq m
Garage Area 292 sq ft – 27 sq m

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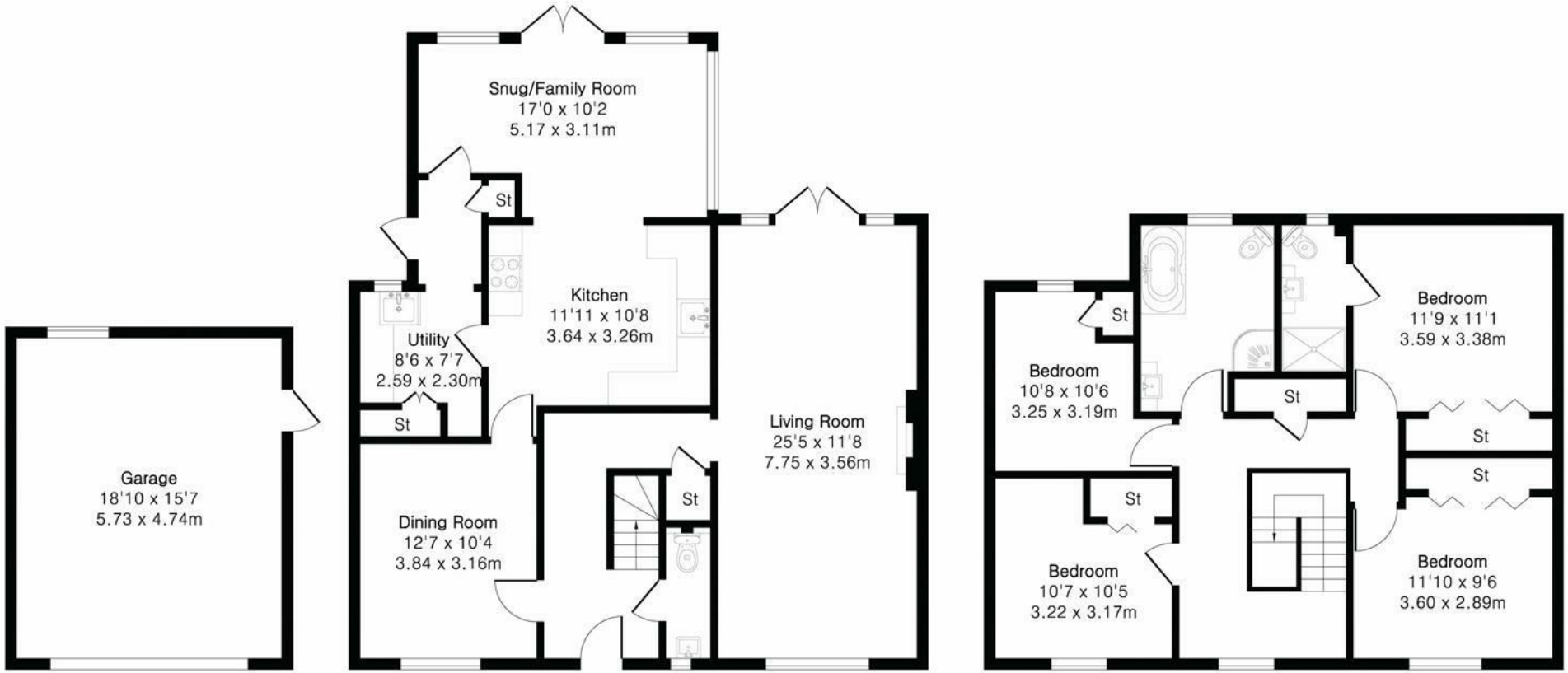

Garage Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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